

BA 544-05    Lofts at Harbor View  
Bldg. Permit

MSA-S-1829-4778

2/30/05 RE  
Comments

10/27/10 initial cleaning D.S.

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

August 30, 2005

Mr. Duncan Stuart  
Department of Planning  
417 E. Fayette Street, 8<sup>th</sup> Floor  
Baltimore, MD 21202-3416

RE: Lofts at Harborview

Dear Mr. Stuart: *Duncan:*

I have reviewed the site plans for the proposed residential Lofts at Harborview. The site is 1.46 acres, is in the IDA, and is currently used as a parking lot. The proposal includes 49 condominiums and 30 townhouses. The applicant is proposing to pay an offset fee to address the 10% phosphorus reduction requirement. This office does not oppose this proposal.

Please call me at (410) 260-3479 if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Regina A. Esslinger".

Regina A. Esslinger, Chief  
Project Evaluation Division

RAE/jjd

cc: Dawnn McCleary  
BA544-05



July 21, 2005

Benton Building  
417 East Fayette Street, 8<sup>th</sup> Floor  
Baltimore City, Maryland 21202

ATTN: Mr. Duncan Stuart  
Environmental Planner

RE: The Lofts At Harborview Project  
Critical Area Waiver Request Confirmation  
WBCM Job No. 20030325.00.0

Dear Mr. Stuart:

Please accept the following submission as a summary of the approved Stormwater Management and Critical Area waivers for the above referenced project. WBCM outlined the infeasibility of Stormwater Management and Critical Area pollutant reduction for this site in correspondence to Mr. Kostow and Mr. Stuart dated October 14, 2004 (attached for reference). In lieu of constructing structures and implementing best management practices, the Lofts at Harborview Project has been approved for offset fees as follows.

#### Critical Areas

Per a telephone conversation on July 6, 2005, with Mr. Stuart the Critical Area fee as established by Baltimore City is set at \$35,000 per pound of Phosphorus. In accordance with the *Maryland Chesapeake and Atlantic Coastal Bays Critical Area 10% Rule Guidance Manual*, "it was determined that the fee necessary to fully recover the cost to remove phosphorus from one acre of impervious cover ranges from \$22,500 to \$38,400 per pound of phosphorus removed." This is more fully elaborated in Appendix G: A Technical Memo on the Establishment of an Offset Fee for Pound of Total Phosphorus Removed. The attached Worksheet A yields 1.12 lbs/yr of pollutant removal requirement for this project. Therefore, the required critical area offset fee will be \$39,200.

$$1.12 \text{ lbs / yr} \times \$35,000 = \$39,200$$

#### Stormwater Management

WBCM received comments from Mr. Ablola on February 8, 2005, regarding a written request for a Stormwater Management waiver. This request was approved with the understanding that a fee will be charged concurrently with Critical Area 10% Rule adherence. The Critical Area 10% Rule will be met through an offset fee as outlined above. To meet the Stormwater Management fee obligations, an estimate for the capital construction cost for a suitable stormwater management structure is provided. The difference between the cost estimate for the stormfilter and the critical





ATTN: Mr. Duncan Stuart  
July 21, 2005  
Page 2


area fee of \$39,200 is an acceptable fee according to our telephone conversations with Mr. Kostow and Mr. Stuart on July 6, 2005.

$$\$68,440 - \$39,200 = \$29,240$$

In accordance with direction received from the Department of Planning and the Development Center, this project will meet all Critical Area and Stormwater Management requirements through offset fees. Please confirm that the Critical Area fee of \$39,200 and the Stormwater Management fee of \$29,240 (for a total of \$68,440 in offset fees) will be acceptable to Baltimore City and the State of Maryland Critical Area Commission in order for this project to be approved. If you have any questions or require additional information, please do not hesitate to contact me at (410) 512-4630.

Sincerely,

**WHITNEY BAILEY COX & MAGNANI, LLC**

  
Eugene F. Cauley, P.E.  
Project Manager

Enclosures

GFC/KC:kal

cc:	Ed Reisinger	(City of Baltimore, Councilman)
	June Ablola	(City of Baltimore, Engineer II - DPW)
	Otis Rolley	(City of Baltimore, Director of Planning)
	Joseph Kostow	(City of Baltimore, Environmental Planner)
	Regina Esslinger	(State of Maryland Critical Area Commission)
	Andy Freeman	(Swirnow Capital Management)

<b>CONSTRUCTION COST ESTIMATE</b>		Date Prepared July 22, 2005	WBCM Job No.: 20030325.00.0		Task No.: 1400
Project Name: The Lofts at Harborview		<b>BASIS FOR ESTIMATE</b> <input type="checkbox"/> CODE A (SCHEMATIC) <input type="checkbox"/> CODE B (DD SUBMISSION) <input type="checkbox"/> CODE C (FINAL DESIGN) <input checked="" type="checkbox"/> OTHER Fee In Lieu			
Location: 1101 Key Highway					
Description: Stormwater Management Capital Construction					
Whitney, Bailey, Cox & Magnani, LLC					
849 Fairmount Avenue, Suite 100 Baltimore, MD 21286					
Phone: (410) 512-4500 Fax: (410) 324-4100					
Estimated By: G. Cauley					
Checked By: M. Shafer					
<b>ITEM DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>	
Stakeout	1	ls	\$ 500.00	\$ 500.00	
Excavation	280	cy	\$ 8.00	\$ 2,240.00	
Cast in place Volume StormFilter ( 27'-6" x 6' x 32'-6") (Includes materials and labor to install with all necessary piping and appertunances)	1	ls	\$ 65,000.00	\$ 50,800.00	
Frames & Covers	2	ea	\$ 600.00	\$ 1,200.00	
Piping (Includes within stormfilter and necessary connections)	1	ls	\$ 3,000.00	\$ 3,000.00	
Cartridges	35	ea	\$ 200.00	\$ 7,000.00	
Erosion and Sediment Control	1	ls	\$ 2,500.00	\$ 2,500.00	
Backfill with Select Fill	60	cy	\$ 20.00	\$ 1,200.00	
<b>TOTAL CONSTRUCTION COST</b>				<b>\$ 68,440.00</b>	

# STORMWATER MANAGEMENT CONCEPT REPORT

FOR:

THE LOFTS AT HARBORVIEW  
1100 & 1200 Key Highway  
Baltimore, MD 21230

Prepared for:

HV Development & Contracting  
500 Harborview Drive, 3<sup>rd</sup> Floor  
Baltimore, Maryland 21230

Prepared by:

Whitney Bailey Cox & Magnani, LLC  
849 Fairmount Avenue, Suite 100  
Baltimore, MD 21286

## COMMENTS:

IA-2/8/05

September 19, 2004

- THE SWM CAN BE WAIVED.
- A FEE IN LIEU WILL BE CHARGED.
- THE C.A. 10% RULE MUST BE ADDRESSED.



October 14, 2004

Abel Wolman Municipal Building  
200 N. Holliday Street, Room 204  
Baltimore City, Maryland 21202

ATTN: Mr. Joseph Kostow  
Director, Development Center

RE: The Lofts At Harborview Project  
SWM Waiver Request (Quantity & Quality Control)  
WBCM Job No. 20030325.00.0

Dear Mr. Kostow:

We are writing this letter to request a waiver of the stormwater management (SWM) requirements for both quantity control and quality control for The Lofts At Harborview Project. A SWM Concept Plan is attached for your review and approval. The Lofts at Harborview Project is a residential project that includes two (2) 5-story condominium buildings with a garage on the ground floor and townhouses. There will be a total of 79 units built on the site; 49 condominiums and 30 townhouses. The one and a third-acre (1.34 Ac.) site is located at the southwest corner of East Cross Street and Key Highway. The site is presently used as a gravel/bituminous parking lot (0.90 Ac) and the remaining portion of the site is vegetated (0.44 Ac), which amounts to the existing site being 62.0% impervious. The proposed site improvements will increase the impervious cover at the site to 90.0%.

SWM Quantity Control:

We are requesting a waiver of SWM quantity management based on the following requirement. Our site is approximately 600 linear feet from the Northwest Branch of the Patapco River. The surface runoff from the site will discharge directly to tidal waters. Therefore, we are requesting a waiver of SWM quantity management based on this logic, and in accordance with the Maryland Stormwater Management Guidelines published in July 2001 (Section 3.3 Waivers, Paragraph B, page 5).

SWM Quality Control:

We are requesting a waiver of the SWM quality management. SWM requirements dictate that 20% of a re-developed site as well as 100% of new developed portion of the site must be directed to a quality control facility/structure. Since the site is restricted by; available space, soils and hydraulic limitations, a water quality BMP can not be considered at the site, as detailed below:

1. The layout of the Lofts at Harborview Project with its limited available open space does not allow for the installation of a surface quality control BMP and still allow for the project to maintain its economic feasibility.







ATTN: Mr. Joseph Kostow

October 14, 2004

Page 2

2. The on-site soil is considered Urban Land and is in the hydrologic soil classification C/D; therefore infiltration BMP systems can not be considered.
3. Below grade water quality structures (i.e., sand filter and storm filter) have been eliminated since positive drainage cannot be provided through the proposed system. The invert out (8.00) of the proposed underground structure will be below the invert out (9.00) of the nearest adjacent public storm drain structures/manholes located at the southeast corner of the site. (See attached SWM Concept Plan)

As a result of the above analysis, it is not hydraulically possible to install an underground BMP Water Quality Facility to convey positive drainage to the existing storm drain system. In order to intercept and treat sufficient contributory area, for meeting SWM water quality requirements, the proposed system would be deeper than the existing connection point. Therefore, there is no possible discharge point.

If you have any questions or require additional information, please do not hesitate to contact me at (410) 512-4630.

Sincerely,

WHITNEY BAILEY COX & MAGNANI, LLC

Eugene F. Cauley, P.E.  
Project Manager

GFC/RAF:kal

cc: Ed Reisinger (City of Baltimore, Councilman)  
June Ablola (City of Baltimore, Engineer II - DPW)  
Otis Rolley (City of Baltimore, Director of Planning)



B.C.S.C.S.

SEE DRAWING C-11 FOR  
LANDSCAPING WITHIN THIS AREA

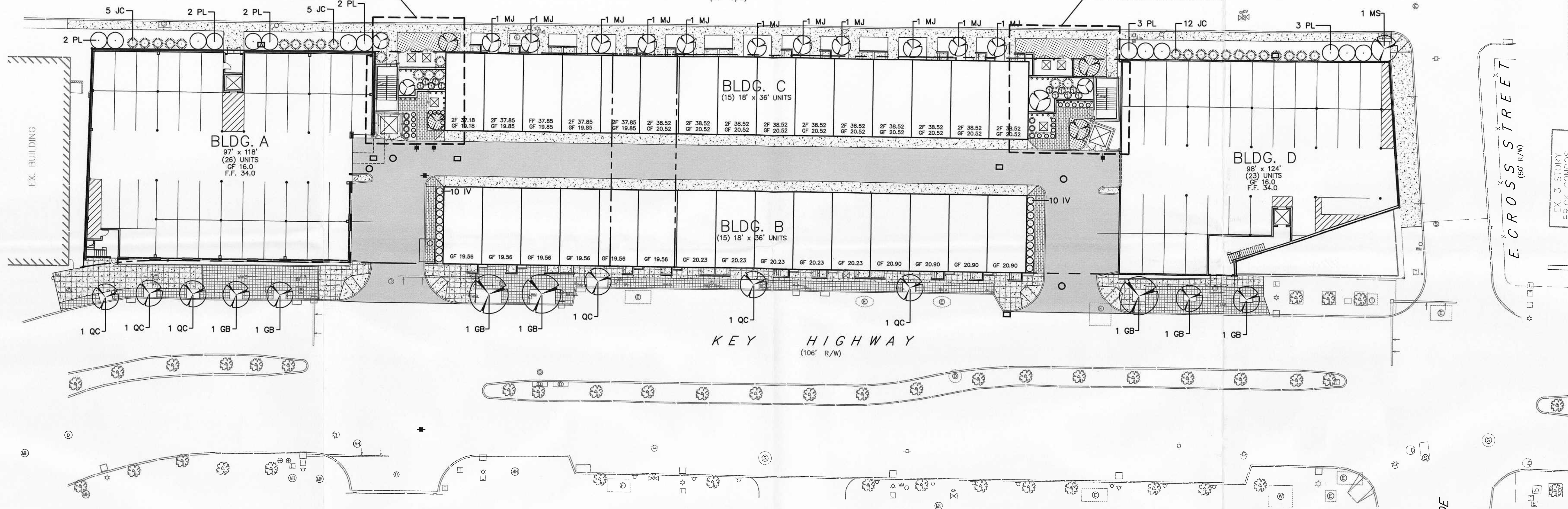
COVINGTON STREET  
(66' R/W)

SEE DRAWING C-11 FOR  
LANDSCAPING WITHIN THIS AREA

RECEIVED

AUG 1 0 2005

CRITICAL AREA COMMISSION



PLANT LIST

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	REMARKS
SMALL ORNAMENTAL TREES / MINOR DECIDUOUS TREES						
MJ	11	MAGNOLIA X "JANE"	"JANE" MAGNOLIA	5'-6" HT.	B&B	
MS	1	MAGNOLIA STELLATA "ROYAL STAR"	ROYAL STAR MAGNOLIA	5'-6" HT.	B&B	
QC	6	QUERCUS COCCINEA	SCARLET OAK	2 1/2-3" CAL.	B&B	
GB	7	GINKGO BILOBA	GINKGO	2 1/2-3" CAL.	B&B	
SHRUBS						
IV	20	ITEA VIRGINICA "HENRY'S GARNET"	HENRY GARNET'S SWEETSPIRE	24"-30" HT.	CONTAINER	SHADE
JC	22	JUNIPERUS CHINENSIS "PFTZERIANA COMPACTA"	COMPACT PFTZER JUNIPER	30"-36" HT.	CONTAINER	
PL	14	PRUNUS LAUROCERASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	24"-30" HT.	B&B	

LANDSCAPE CERTIFICATION

OWNER'S SIGNATURE AND CERTIFICATION FORM  
BALTIMORE CITY, MARYLAND  
DEPARTMENT OF PLANNING

I AM AWARE OF THE REQUIREMENTS OF THE BALTIMORE CITY CRITICAL AREA PROGRAM AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES. I AGREE TO CERTIFY IMPLEMENTATION OF THE APPROVED LANDSCAPE PLAN UPON COMPLETION OF THE LANDSCAPE INSTALLATION NOT LATER THAN ONE (1) ONE YEAR FROM THE DATE OF OCCUPANCY TO THE BALTIMORE CITY PLANNING DEPARTMENT, 417 E. FAYETTE STREET, 8TH FLOOR, BALTIMORE, MD 21202.

DEVELOPER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TWO YEAR MAINTENANCE AGREEMENT

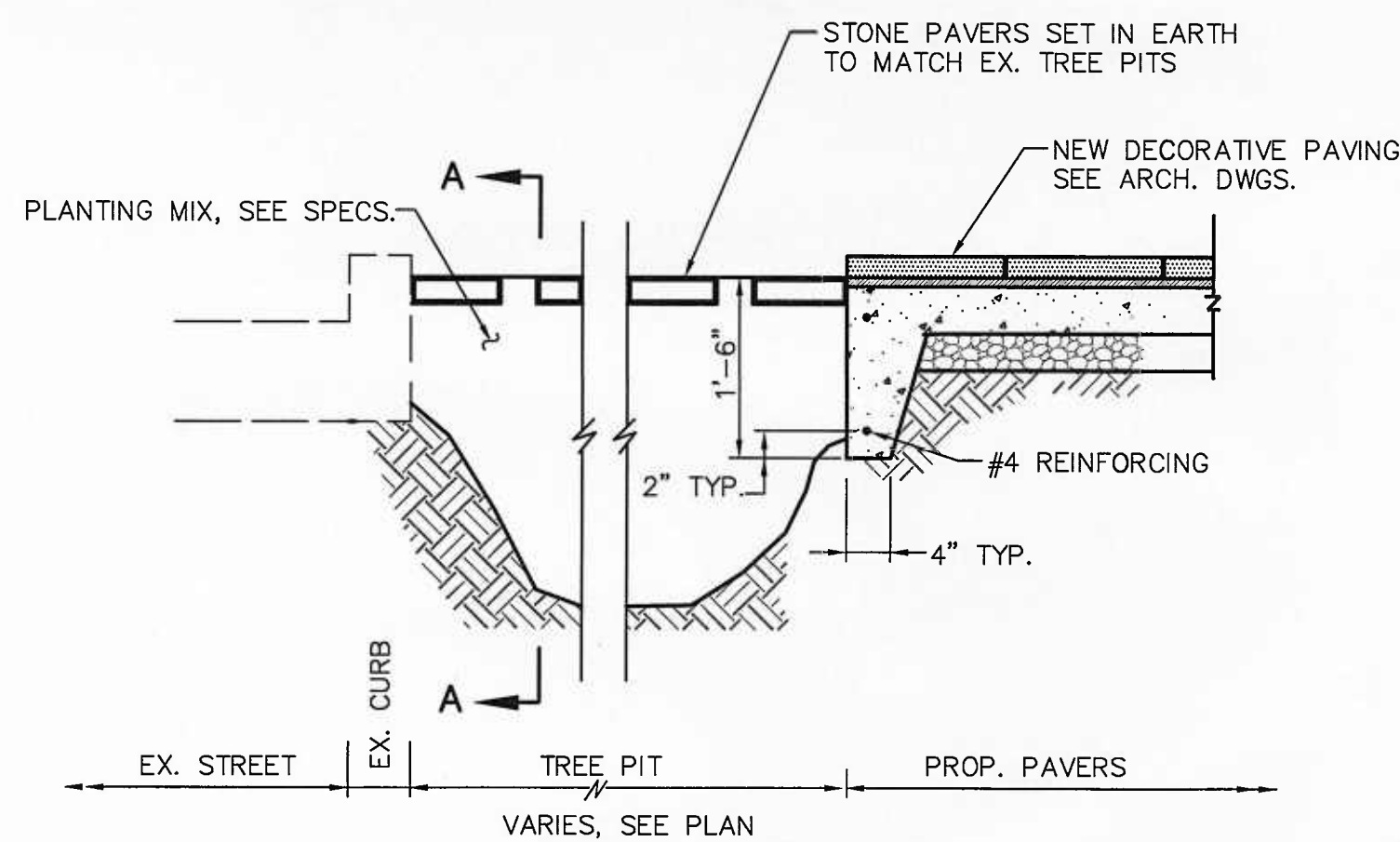
THE COMPANY RESPONSIBLE FOR TREE CARE:  
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND TREE CARE FOR A PERIOD OF TWO YEARS. SERVICES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- A. WATERING  
• WATERING SHALL BE PROVIDED DURING THE GROWING SEASON AS REQUIRED  
• FIRST GROWING SEASON: ONCE PER WEEK  
• SECOND GROWING SEASON: AS NEEDED, BUT NOT LESS THAN ONCE PER MONTH DURING JULY AND AUGUST.
- B. REINFORCEMENT PLANTING PROVISIONS  
• A MINIMUM OF 100% OF THE TOTAL NUMBER OF PLANTS INSTALLED IS REQUIRED TO SURVIVE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD.
- C. PROTECTION FROM DISEASE AND INJURY  
• PERIODIC INSPECTION SHALL BE MADE FOR ANY EVIDENCE OF DISEASE OR DAMAGE.

RECEIVED

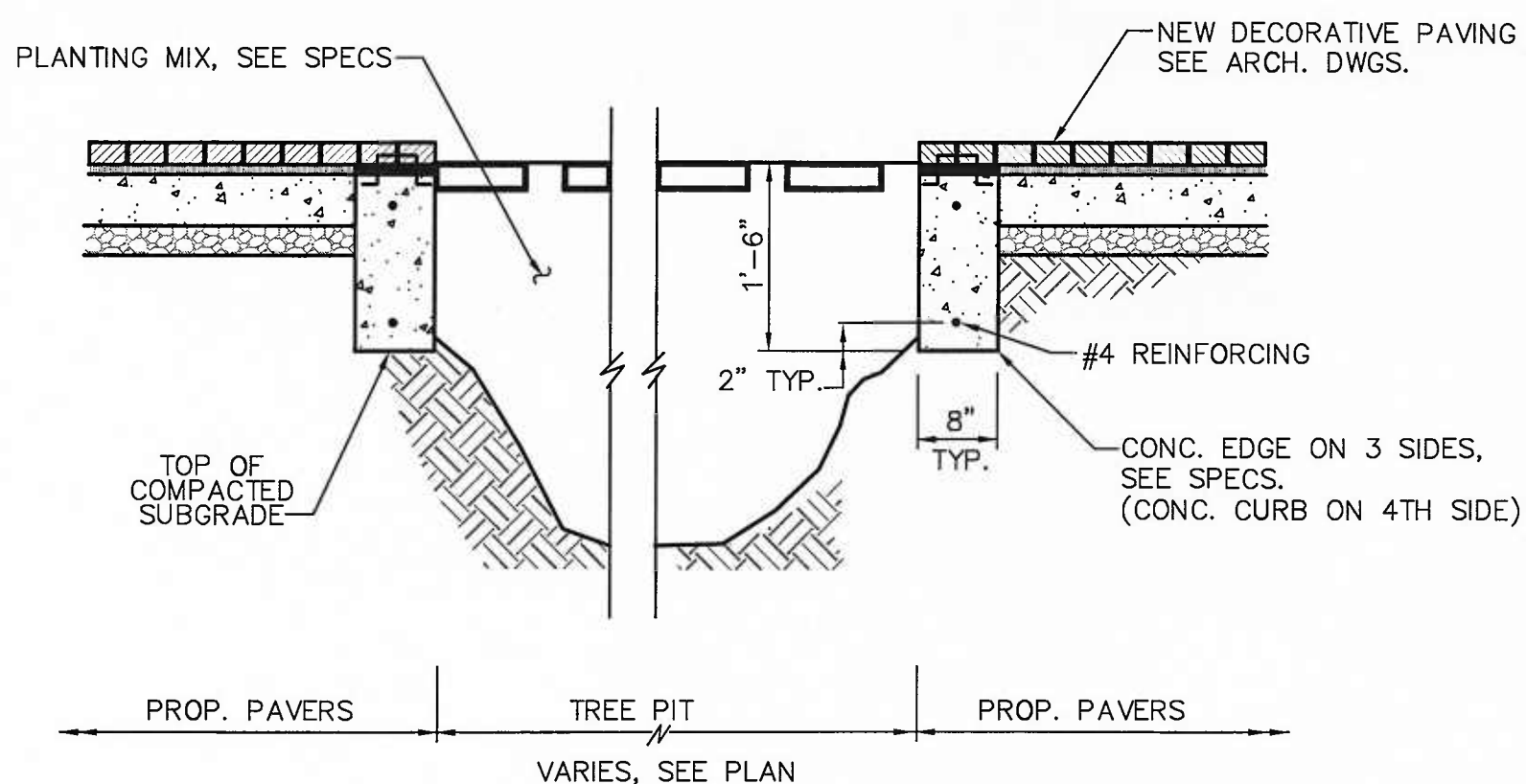
AUG 1 0 2005

CRITICAL AREA COMMISSION



DETAIL

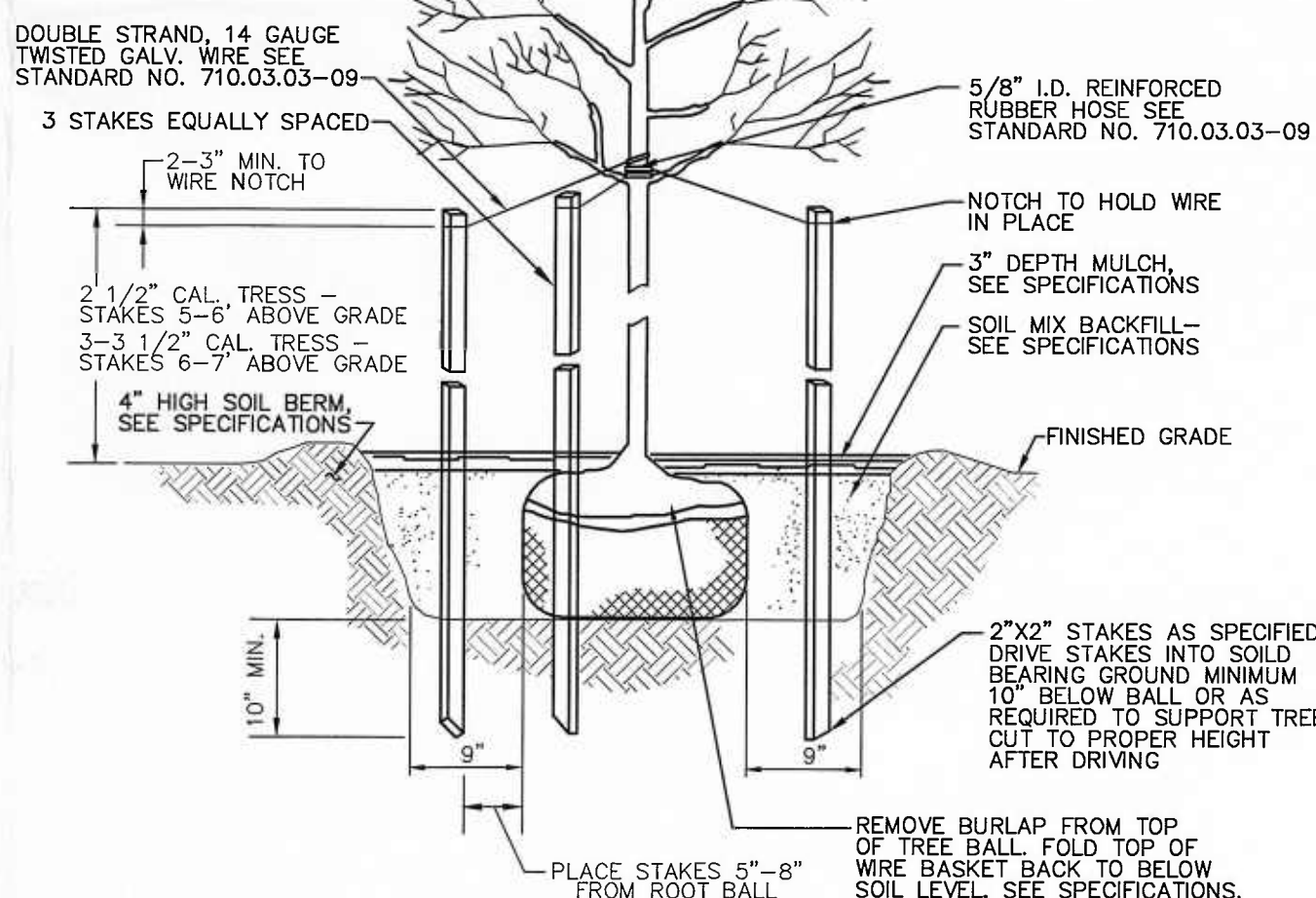
NOTE: SEE ALSO DECIDUOUS TREE PLANTING DETAIL THIS SHEET.



SECTION A-A

TREE WELL DETAIL - TYPICAL FOR SIDEWALK

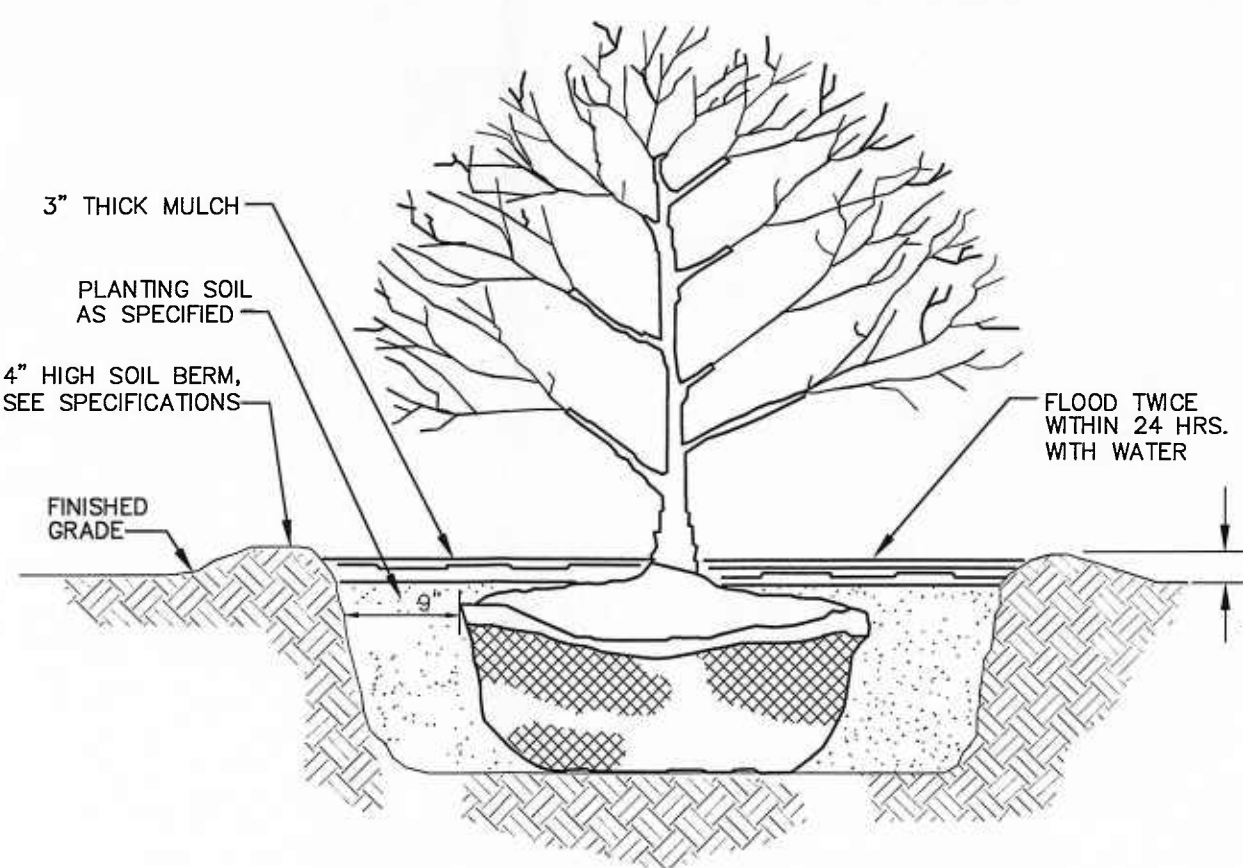
NOT TO SCALE



NOTES:  
1. SHRUBS SHALL BE PLANTED IN TILLED, MULCHED BEDS WHICH HAVE BEEN AMENDED WITH EITHER PEAT MOSS OR COMPOSTED LEAF MOLD.  
2. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALL MATERIALS.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



NOTES:  
1. SHRUBS SHALL BE PLANTED IN TILLED, MULCHED BEDS WHICH HAVE BEEN AMENDED WITH EITHER PEAT MOSS OR COMPOSTED LEAF MOLD.  
2. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALL MATERIALS.

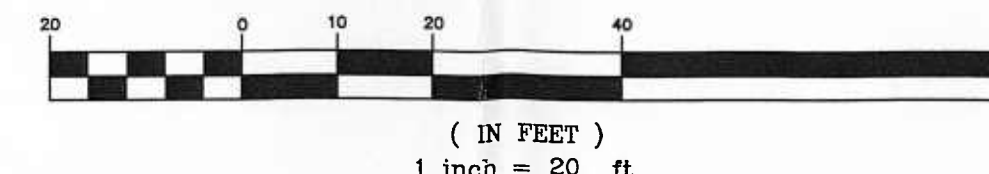
SHRUB PLANTING DETAIL

NOT TO SCALE

LEGEND

- SHADE / MAJOR DECIDUOUS TREE
- SMALL ORNAMENTAL / MINOR DECIDUOUS TREE
- CONIFEROUS EVERGREEN SHRUB
- DECIDUOUS SHRUB

GRAPHIC SCALE



LANDSCAPE PLAN

PROJECT TITLE:  
**THE LOFTS AT HARBORVIEW**  
1100 & 1200 KEY HIGHWAY  
BALTIMORE CITY, MARYLAND 21230  
WARD 24, SECTION 13, BLOCK 1920

ENGINEERS: **WR** Consulting Engineers  
849 Folmount Avenue  
Baltimore, Maryland 21286  
**WHITNEY, BAILEY, COX & MAGNANI, LLC**

DESIGNED: E.F.C./R.A.F.

DRAWN: R.G./A.J.K.

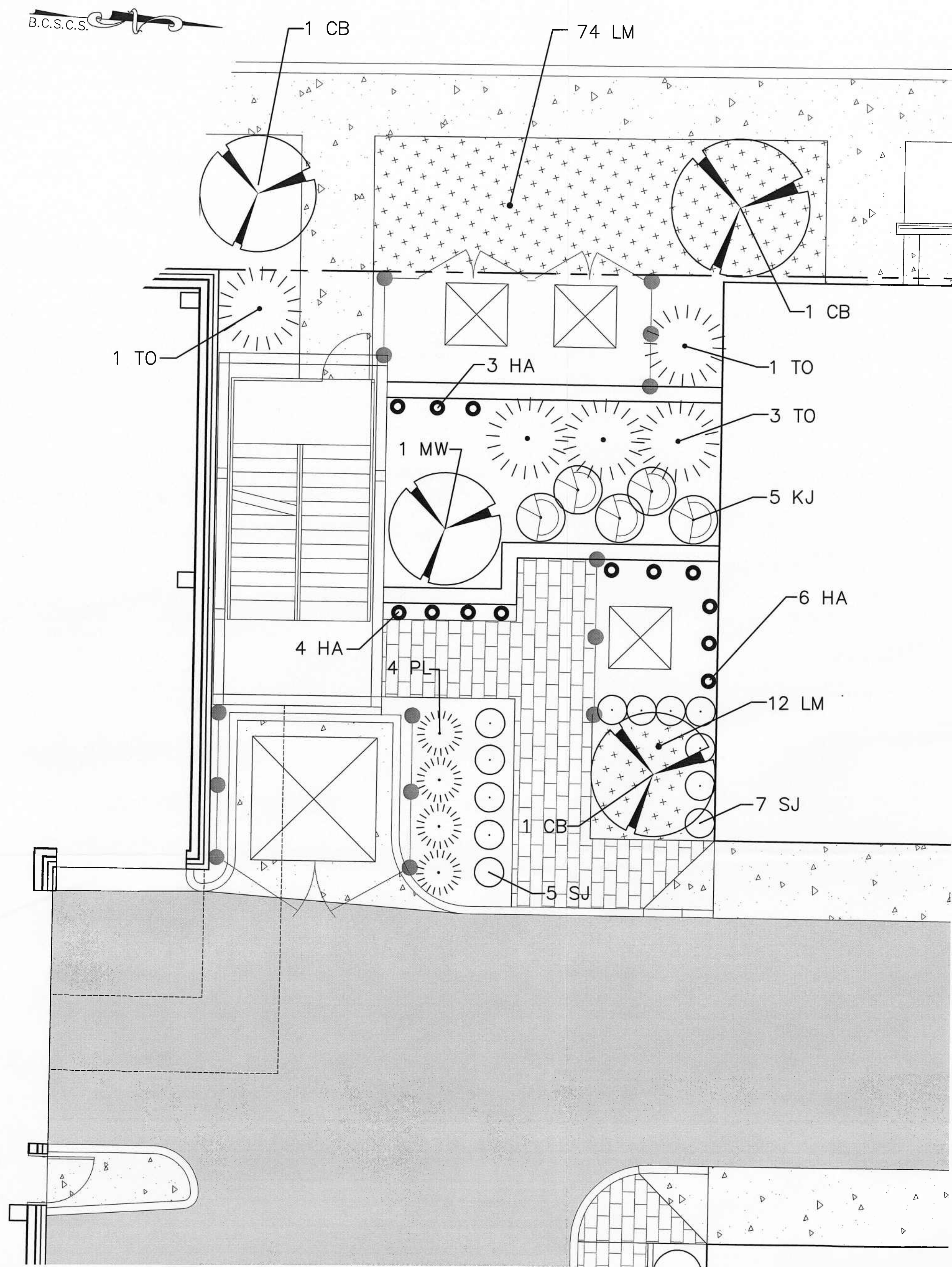
CHECKED: M.W.S.

DATE: 12/01/04

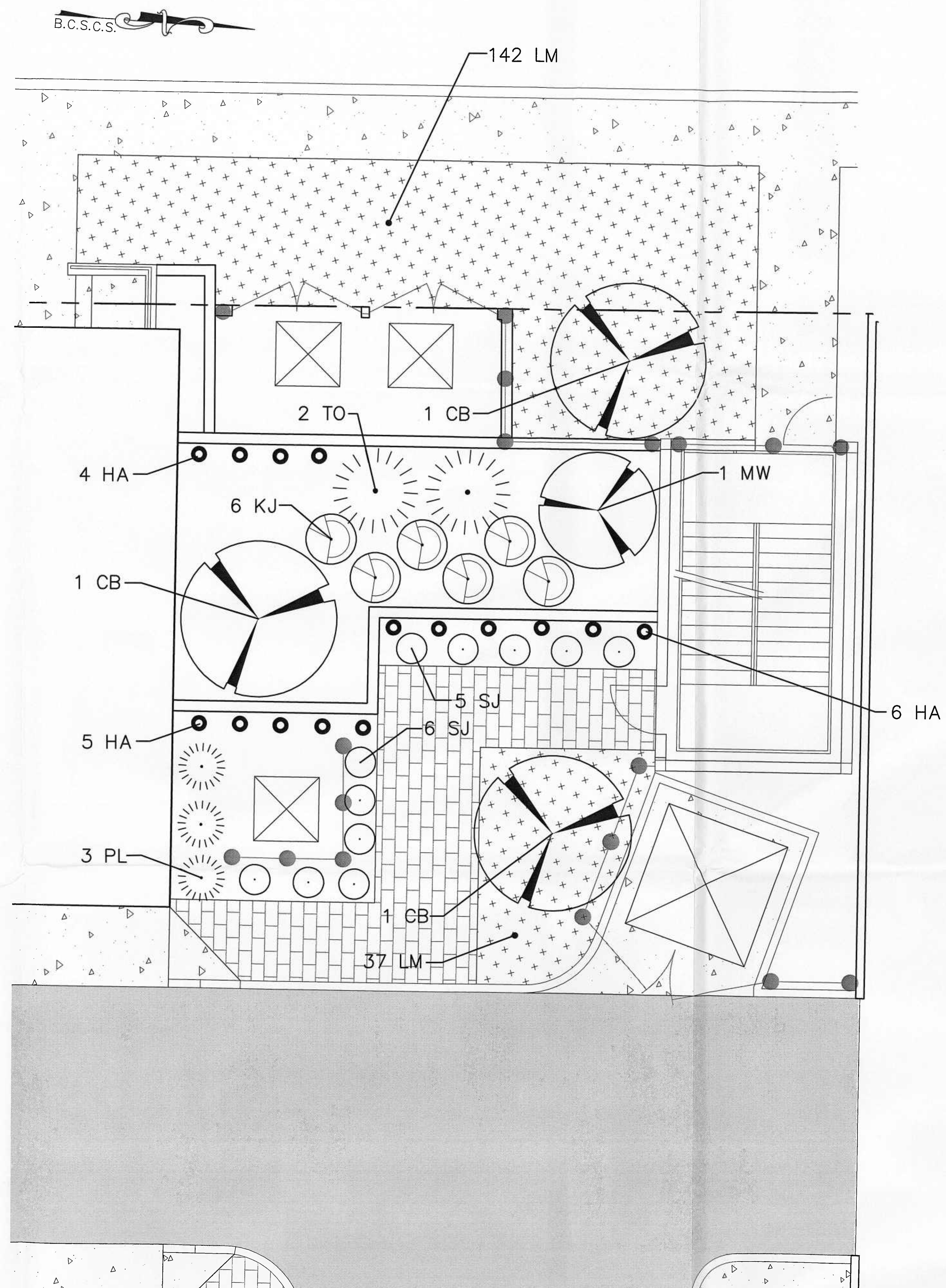
SCALE: 1" = 20'

DRAWING NO: C-10





WEST SIDE LANDSCAPE  
SCALE: 1/4"=1'

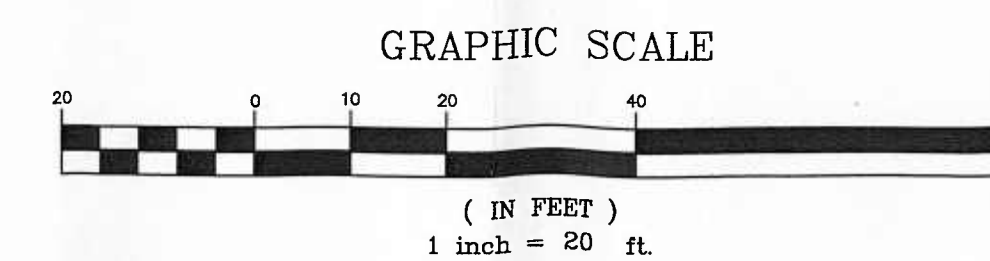


EAST SIDE LANDSCAPE  
SCALE: 1/4"=1'

PLANT LIST

KEY QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>SMALL ORNAMENTAL TREES / MINOR DECIDUOUS TREES</b>					
CB	6 CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5-3" CAL	B&B	
MW	2 MALUS (WEeping)	WEeping CRABAPPLE	2.5-3" CAL	B&B	
TO	6 THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	5-6" HT	B&B	
<b>SHRUBS</b>					
PL	7 PRUNUS LAUROCRASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	30-36" HT	B&B	
SJ	23 SPIRAEA JAPONICA	JAPANESE SPIREA	3 GAL.	CONT.	
KJ	11 KERRIA JAPONICA	JAPANESE KERRIA	3 GAL.	CONT.	
LM	265 LIRIOPE MUSCARI	LILY TURF	4" POT	CONT.	24" O.C.
HA	28 HYDRANGEA ANOMALA 'PETIOLARIS'	CLIMBING HYDRANGEA	5 GAL.	CONT.	

NOTE:  
COURTYARD DESIGNED BY K&G MAINTENANCE AND DRAFTED BY WBCM



DATE	NO.	REVISIONS
LANDSCAPE PLAN		
PROJECT TITLE: THE LOFTS AT HARBORVIEW 1100 & 1200 KEY HIGHWAY BALTIMORE CITY, MARYLAND 21230 WARD 24, SECTION 13, BLOCK 1920		
ENGINEERS: Consulting Engineers 849 Fairmount Avenue Baltimore, Maryland 21286 (410) 512-4500 (410) 324-4100 (Fax) WHITNEY, BAILEY, COX & MAGNANI, LLC		
DESIGNED:	E.F.C./R.A.F.	
DRAWN:	R.G./A.J.K.	
CHECKED:	M.W.S.	
DATE:	12/01/04	
SCALE:	1" = 20'	
DRAWING NO:	C-11	





COVINGTON STREET  
(60' R/W)

E. CROSS STREET  
(50' R/W)

BLOCK 1924C, LOT 4A  
HARBORVIEW LIMITED PARTNERSHIP NO.11  
SEB 1753/454  
23,846 S.F. / 0.547 AC.

BLOCK 1920, LOT 5B  
A. I. ASSOCIATES  
SEB 737/273

BLOCK 1920, LOT 3/5A  
HARBORVIEW LIMITED PARTNERSHIP NO.10  
SEB 1753/448  
31,751 S.F. / 0.729 AC.

LOT 1/2

KEY HIGHWAY  
(100' R/W)

LIMIT OF  
SITE ANALYSIS

\* BLOCK 1920, LOT 1/2  
DON FEDERAL HILL PROJECTS, LLC  
EMC 3145/430

PIER SIDE  
DRIVE

# LEGEND

	PAVING	0.90 AC.
	GREEN SPACE	0.56 AC.
	TOTAL	1.46 AC.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



WHITNEY  
BAILEY  
COX  
MAGNANI, LLC  
CONSULTING ENGINEERS  
849 FAIRMOUNT AVE.  
BALTIMORE, MD 21286  
410-512-4500  
410-324-4100 (FAX)

## CRITICAL AREA MAP - EXISTING CONDITIONS SCHEME 2

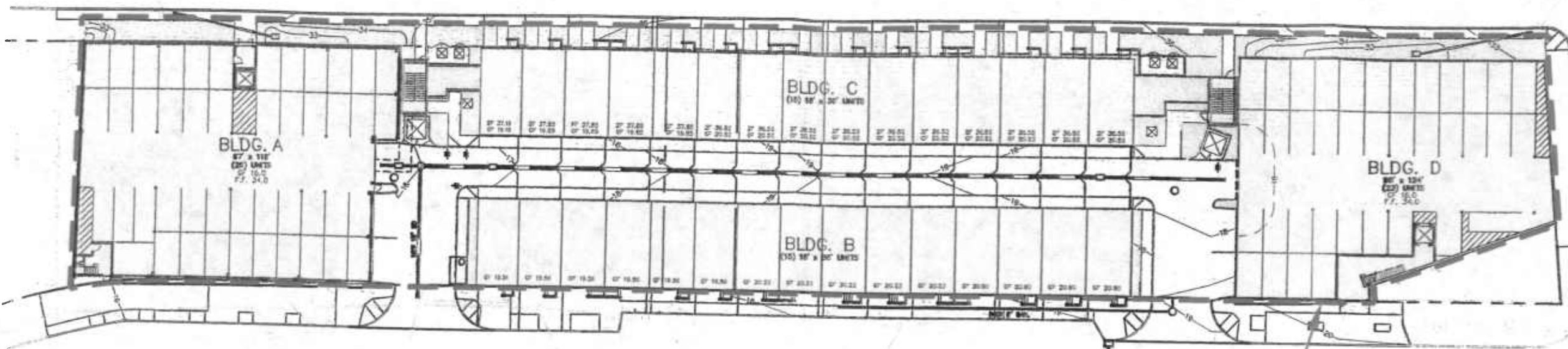
THE LOFTS © HARBORVIEW ~ 1100 & 1200 KEY HIGHWAY  
BALTIMORE CITY, MARYLAND 21230

9-17-04  
Date

1" = 50'  
Scale



COVINGTON STREET  
(65' R/W)



E. CROSS STREET  
(50' R/W)

PIER SIDE DRIVE

## LEGEND

	ROOFTOPS	1.00 AC.
	PAVING	0.31 AC
	GREEN SPACE	0.15 AC
	TOTAL	1.46 AC.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



WHITNEY  
BAILEY  
COX  
MAGNANI, LLC  
CONSULTING ENGINEERS  
849 FAIRMOUNT AVE.  
BALTIMORE, MD 21286  
410-512-4500  
410-324-4100 (FAX)

## CRITICAL AREA MAP - PROPOSED CONDITIONS SCHEME 2

THE LOFTS © HARBORVIEW ~ 1100 & 1200 KEY HIGHWAY  
BALTIMORE CITY, MARYLAND 21230

9-17-04  
Date

1" = 50'  
Scale